

# **CHADDS FORD TOWNSHIP**

## **PLANNING COMMISSION MINUTES**

Wednesday, January 9, 2008

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, January 9, 2008. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Paul Vernon and Joe Barakat. Gary Whelan was not present. Township Engineer, Joe Mastronardo of Pennoni Associates, Inc., was also in attendance.

### **CALL TO ORDER**

Mr. Taylor called the meeting to order at 7:35 P.M.

### **REORGANIZATION**

Mr. Taylor nominated Maurice Todd as Chairman. Mr. Todd declined this nomination because of his upcoming travel schedule. Upon a motion and second (Vernon/Todd), William Taylor was retained as Chairman. Mr. Barakat nominated Mr. Whelan as Vice-Chairman. Mr. Taylor stated that Mr. Whelan has advised him that he is not receptive to being nominated for a position on the Planning Commission. Upon a motion and second (Vernon/Barakat), Maurice Todd was retained as Vice-Chairman.

### **MINUTES**

The Planning Commission (Vernon/Barakat) motioned and approved the Minutes of the December 12, 2007 meeting.

### **PUBLIC COMMENT** - None

### **Glen Eagle Square** (sketch plan)

Because the original plan for Glen Eagle Square has been challenged by an adjacent

property owner, Mr. James Gade of Stantec Consulting explained that his client is very concerned about the length of time involved in legal proceedings. The main reason for the original application was to create additional parking for the shopping center by moving the bank to this property. If legal proceedings were to become lengthy, the applicant would withdraw their original application and make the lot at Marshall Road strictly for parking with no access to Route 202 or Marshall Road. Mr. Mastronardo commented that if this lot was not combined with the shopping center, parking is not a permitted use. Mr. Mastronardo also stated that the Planning Commission should consider the fact that the original application included improvements to Marshall Road.

### **Stephen A. Fanelli** – Preliminary Land Development

Matthew Houtmann of G.D. Houtman & Son, Inc. represents Mr. Stephen Fanelli for the property located at 1546 Wilmington-West Chester Pike and is to the rear of the property owned

Planning Commission Minutes

Page 2

January 9, 2008

### **Fanelli (cont.)**

by the Fanellis adjacent to Route 202. The original subdivision of these properties dates back to 1967 and includes access via a 50 foot private right-of-way. This application proposes to build a 60' by 120' building with a small office (1,200 s.f.) and the remainder (6,000 s.f.) for storage of materials that are presently being stored outdoors. This site will be serviced by on-site water supply and sewage disposal.

In discussion of items in Pennoni Associates December 11, 2007 review letter, Mr. Houtmann commented that the front yard is being defined as the south side of this lot. There are issues regarding buffers, curbing, and extension of the right-of-way that will need to be resolved. Mr. Houtmann stated that the applicant will be able to comply with the remainder of the items in this review letter.

### **Woodland Drive Associates - 51 Woodland Drive**

Matthew Houtmann of G.D. Houtman & Son, Inc. and Chris Gowman, Architect, represent Woodland Drive Associates. This is the former Greener Nursery site

located at the southeast corner of Woodland Drive and Wilmington-West Chester Pike (Route 202) zoned B-Business. This application proposes to construct a two-story building with a bank on the first floor and offices on the second floor. The bank will have one drive-thru lane with an ATM machine. Access for this site will be off Woodland Drive. Public water and sewer will service the property. Hours for the bank will be Monday through Friday 9:00 a.m. until 4:30 p.m.; some Saturday hours of 8:00 a.m. until noon; and no Sunday hours. All comments in the January 7, 2008 Pennoni Associates, Inc. review letter will be addressed with the revision of this plan.

### **ADJOURNMENT**

Upon a motion and second (Barakat/Todd) meeting was adjourned at 9:10 P.M.

---

Gail G. Force, Secretary